

Section 47AF of the Estate Agents Act 1980

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UNIT Offered for Sale

115 Centre Road Langwarrin VIC 3910

□ 3 **□** 2 **□** 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

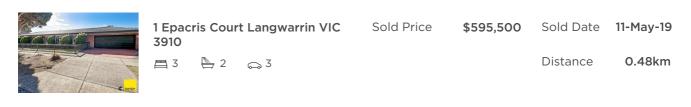
Range between \$575,000 & \$605,000

Median Sale Price

\$440,000 Units in Langwarrin between 01 Jun 2018 - 31 May 2019 Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.





| 13 Gum Nut Drive Langwarrin VIC 3910 | | | Sold Price | \$610,000 | Sold Date | 22-May-19 |
|--------------------------------------|---|------------|------------|-----------|-----------|-----------|
| | 2 | <u>ے 2</u> | | | Distance | 1.9km |



| - | 6 Romsey Place Langwarrin VIC 3910 | | | Sold Price | \$605,000 | Sold Date | 19-Jan-19 |
|---|---------------------------------------|---|------------|------------|-----------|-----------|-----------|
| | 昌 3 | 2 | ⇔ 2 | | | Distance | 1.93km |

RS = Recent sale UN = Undisclosed Sale

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